

Woodledge Village Community Association, Inc.
Board of Director's Meeting
June 2, 2018

Present were Jim Marsh, Sue DeSanti, Kristi Lauersen, Tom Ryan, Kevin Kelly, Richard Dioguardi, Cathy DeGroat, Mallisa Kapschull and newly appointed Bill Witmer.
Absent were Caroline Lodewyks and Shannon Guinard.

Motion to accept minutes –Sue 2nd Cathy all were in favor.

Finance and Revenue: Tom - Dime Bank balances as of May 31, 2018 were Due & Care- \$ 99,424.63, Money Market - \$ 15,744.15, Special Assessment- \$ 31,674.07, Capital Improvement - \$ 24,165.30 and Petty Cash \$ 102.47. The board and public received a copy of the Balance Sheet, Revenue & Expenditure, Profit and Loss Budget vs Actual. The board also received a copy of the proposed 2018/2019 balance budget.

The mailing was done for 321 property owners with the Spring Newsletter.

Kristi made a motion to use the proxy forms, Rich seconded the motion. All were in favor. Proxy forms were given out to the board members for the July Annual meeting to save the expense of mailing postcards when there is no quorum at the annual meeting.

Building and Construction: Jim - Nothing

Roads: Jim – Stated we will see at the end of the summer where we stand and will contact Warren Construction.

We need to order 2 No parking any time signs.

The mailboxes need to be caulked.

Trees: – Tom - Tree at mailbox needs to be cut. Tom made a motion to get an estimate and Rich seconded this motion. All were in favor. Kevin will get the estimate.

Lake and Dam: Jim – The Marina needs to be cleaned.

The dock has to be put in.

Lilly pads/dam will be treated in the month of June.

Waiting for the Ferry to be repaired.

Clubhouse: – Kristi -There is one rental this month.

Welcome baskets will be delivered this month.

The garbage will start going out weekly. The recycling will go back by the mailboxes.

The broken ping pond table was removed. Thank you Kevin. New ping pond table was purchased, Thank you Cathy.

Hospitality: - Kristi – Will do the shopping for the annual picnic

The Annual Picnic will be July 7, 2018 the day of our Annual Membership meeting.

Kristi will send out the get well card to Joe and sympathy card for Judy.

Pool: - Kristi/Kevin- The pool hopefully will be opened by the time school gets out.

Chemical were ordered.

Phone is turned on for emergencies.

New First Aid kit is in hallway.

We will again have sign in sheets for the pool.

Website- Cathy- The website is updated every month with minutes and other information. The Proxy forms will also be posted on the website.

Maintenance: Kevin- Found 4 leaks in the pool so far. There is still more but will take care of at the end of the season.

Unfinished Business – Kristi made a motion and Cathy seconded the motion that the summer office hours will be Monday, Wednesday, Friday and the 1st Saturday.
Kristi made a motion and Rich seconded the motion to award Jim Matthey the fence job for the Tennis Court and Basketball Court.

New Business – We need it in the minutes that there was 6 accounts written off in the amount of \$ 31,758.70 which was finance charges and late charges the Dues and Care/Special Assessment were not paid on these accounts for the past 6 to 10 years. Jim made the motion and Rich seconded the motion.

Sue made a motion that the Board wanted to give the office manager a \$2.00 per hour raise and Kristi seconded this motion.

Sue stated that Joe Mulvey resigned and Bill Witmer filled the vacancy until the July election. He was welcomed.

Public Comment: - John Pallay suggested we could make money by passing a one-time \$ 500.00 fee for the Maintenance of the Clubhouse/Pool. When you sell your house you get it back and the new owner has to pay it. They would get the \$ 500.00 back with no interest. This is another way to get money since we cannot raise the Dues.

This could be paid in installments of \$100.00 per year if they cannot afford the whole \$ 500.00. He felt this should be just for houses.

We will discuss this with our attorney.

Steve Mullin complained about the exit of the Hills which is in need of paving.

John Pallay stated that paving needs to be done on Meadows Court because there will be 4 houses on that road.

Cathy De Groat felt her and Mallisa road in the Meadows needs to be paved.

John Pally asked if M & G quit on us for snowplowing. Kristi told him no that is not true.

Motion to adjourn Sue 2nd Kristi